

3920 Lawrence Rd. - Sale of Excess Real Property

Notice is hereby given that the City of Wichita Falls, Texas, is offering one (1) parcel of real property for sale to the general public by sealed bid. Bids will be opened at 2:00 p.m. on Thursday, March 17, 2022, in the City Council Chambers of the Memorial Auditorium, 1300 Seventh Street, Wichita Falls. Bids must be submitted on an official bid form provided by the Property Management Division and must be accompanied by a cashier's check for ten (10%) percent of the total bid, and sealed in the specially marked envelope with your signature across the seal.

Bids may be submitted prior to the opening, but must be submitted to the Property Management Office no later than March 17, 2022 at 1:30 PM in Room 107, Memorial Auditorium, where specifications and additional bid information are also available. A list of deed restriction will be included in the bid packet.

Purchaser will have ten (10) days after their bid is accepted by the City Council to satisfy himself/herself that the City has good and marketable title. After this time, the City will prepare a warranty deed for the purchaser, and a closing date will be set at which time the purchaser will pay the balance. A title policy will be provided. Should the purchaser fail to consummate the sale for any reason, other than title defects, the City will retain the deposit as liquidated damages or enforce specific performance.

This property is appraised at \$492,464.00. The property is currently zoned as General Commercial. All reasonable bids will be considered. The bid packets are available in the Property Administration Office, Memorial Auditorium, 1300 7th Street; Room 107, Wichita Falls, Texas. The City Council reserves the right to accept all or any part of the bids.

The parcel available for sale is as follows: Lot 3, Block 214-A, Highland Addition, Wichita Falls, Wichita County also known as 3920 Lawrence Road consisting of an approximately .707 acre tract.

Further information can be secured by calling the City's Property Administration Office at 761-8816.

CITY OF WICHITA FALLS
PROPERTY MANAGEMENT DIVISION

Bid Form

Instructions: Write the amount that you wish to bid on the line provided. The property is appraised at \$492,464. The City Council reserves the right to accept all or any part of the bids. Submitted bids must be accompanied by a cashier's check, payable to the City of Wichita Falls for ten (10%) percent of the total bid as a deposit to be considered, and sealed in the specially marked envelope with your signature across the seal. Purchaser will have ten (10) days after their bid is accepted by the City Council to satisfy himself that the City has good and marketable title. After this time, the City will prepare a warranty deed for the purchaser, and the purchaser will pay the balance of the purchase price. Should the purchaser fail to consummate the sale for any reason, other than title defects, the City will retain the deposit as liquidated damages or enforce specific performance.

Parcel	Address & Legal Description	Appraisal	Bid
1	Lot 3, Block 214-A Highland Addition, Wichita Falls, Wichita County, Texas Consisting of approximately .707 acres	\$492,464	\$_____

By my signature below, I certify that I understand the conditions and limitations of this sale. I agree to indemnify the City of Wichita Falls and its agents from any action or damages arising from the purchase of this property.

Bidder's Name (Please Print)

Bidder's Signature

Bidder's Address

City

Bidder's Telephone (Day #)

Date

Bids must be returned to the Property Management Office no later than 1:30 PM before the opening scheduled at 2:00 P.M. on Thursday, March 17, 2022. Bids received after that time will be returned unopened. Checks will be returned to persons who are obviously not a successful bidder immediately after the bid opening.

3920 Lawrence Rd.


56.107

FINAL PLAT

HIGHLAND ADDITION LOT 3, BLOCK 214-A

(A REPLAT OF PART OF LOT 1, BLOCK 1, TOMPKINS ADDITION
AND A PORTION OF RIGHT-OF-WAY FROM THE
FORMER ALIGNMENT OF LAWRENCE ROAD)

OWNER/DEVELOPER:
CITY OF WICHITA FALLS
PROPERTY MANAGEMENT
P. O. BOX 1431
WICHITA FALLS, TX 76307
(940) 761-8816

SURVEYOR/ENGINEER:

2406 KELL BOULEVARD
WICHITA FALLS, TEXAS 76309
(940) 322-6450 (v) (940) 725-6606 (f)

DECEMBER 2012
SCALE: 1"=30'

ACCESS NOTE:
THE MUTUAL USE APPROACH TO LAWRENCE ROAD SHALL BE THE ONLY PERMITTED ACCESS TO THAT STREET. THE CITY ENGINEERING DEPARTMENT WILL CONSIDER, SUBJECT TO CITY APPROACH FORMS, A PROPERLY DESIGNED APPROACH TO THE WESTBOUND LANES OF CALL FIELD ROAD ON THE WEST PORTION OF THE SOUTH LINE OF THE SUBJECT TRACT.

FIELD NOTES

A TRACT OF LAND IN WICHITA FALLS, WICHITA COUNTY, TEXAS BEING PART OF THE DAY LAND & CATTLE COMPANY SURVEY, A-819, AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD IN THE SOUTH LINE OF LOT 1, BLOCK 214-A, HIGHLAND ADDITION, AN ADDITION TO THE CITY OF WICHITA FALLS, AS RECORDED IN VOLUME 34, PAGE 319 AND 320, WICHITA COUNTY PLAT RECORDS, FOR THE NORTHWEST CORNER OF THIS DESCRIPTION AND BEING THE NORTHEAST CORNER OF LOT 2, BLOCK 214-A, HIGHLAND ADDITION, AN ADDITION TO THE CITY OF WICHITA FALLS, AS RECORDED IN VOLUME 27, PAGE 1583, WICHITA COUNTY PLAT RECORDS;

THENCE ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 89°21'33"E EAST 5.10 FEET TO AN "X" IN CONCRETE FOR AN INTERIOR CORNER OF THIS DESCRIPTION AND THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 214-A;

THENCE NORTH 64°12'41"E EAST 48.14 FEET TO A 1/2 INCH IRON ROD IN THE CURVED WEST RIGHT-OF-WAY LINE OF LAWRENCE ROAD FOR THE NORTHEAST CORNER OF THIS DESCRIPTION;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF LAWRENCE ROAD AS FOLLOWS:

IN A SOUTHEASTERLY DIRECTION AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 577.50 FEET, AN ARC DISTANCE OF 50.78 FEET TO A 1/2 INCH IRON ROD FOR THE END OF THIS CURVE, THE LONG CHORD OF SAID CURVE BEARS SOUTH 25°30'23"E EAST 50.76 FEET;

SOUTH 28°17'54"E EAST 174.73 FEET TO A 1/2 INCH IRON ROD TO A POINT OF CURVATURE, AND

IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 454.00 FEET, AN ARC DISTANCE OF 37.23 FEET TO A 1/2 INCH IRON ROD FOR THE MOST EASTERLY SOUTHEAST CORNER OF THIS DESCRIPTION, THE LONG CHORD OF SAID CURVE BEARS SOUTH 35°01'19"E EAST 37.22 FEET;

THENCE SOUTH 27°31'20" WEST 48.67 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF CALL FIELD ROAD FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS DESCRIPTION;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF CALL FIELD ROAD AS FOLLOWS:

NORTH 83°32'27" WEST 87.01 FEET TO AN ANGLE POINT OF THIS DESCRIPTION; AND

NORTH 88°14'08" WEST 87.11 FEET TO A 1/2 INCH IRON ROD FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION AND BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 2, BLOCK 214-A;

THENCE ALONG THE SOUTHEAST LINE OF SAID LOT 2, BLOCK 214-A, NORTH 47°24'30" EAST 28.48 FEET TO A 1/2 INCH IRON ROD FOR AN ANGLE POINT OF THIS DESCRIPTION AND BEING THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 2, BLOCK 214-A;

THENCE ALONG SAID EAST LINE OF SAID LOT 2, BLOCK 214-A, NORTH 00°00'39" EAST 221.32 FEET TO THE PLACE OF BEGINNING AND CONTAINING 30,779 SQUARE FEET (0.707 ACRES) OF LAND, MORE OR LESS.

THIS IS TO CERTIFY THAT ALL TAXES DUE AND COLLECTED BY THE CITY OF WICHITA FALLS, WICHITA COUNTY, AND THE WICHITA FALLS INDEPENDENT SCHOOL DISTRICT ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING _____.

WITH THE FOLLOWING EXCEPTIONS: _____

THIS CERTIFICATION IS CONDITIONAL ON VALUES CERTIFIED BY THE APPRAISAL DISTRICT AS OF THIS DATE. ANY CHANGES TO THE CERTIFIED VALUE MADE SUBSEQUENT TO THE DATE OF THE CERTIFICATION ARE NOT INCLUDED.

TAX COLLECTOR: Johnny Smyth
BY DEPUTY: Donny Hibbs
DATE: 1-14-13

GRAPHIC SCALE
1 inch = 30 ft

BASES OF BEARINGS:
SOUTH 28°17'54"E EAST FOR THE MOST RIGHT-OF-WAY LINE OF LAWRENCE ROAD.

FLOODPLAIN INFORMATION:
THIS FLOOD STATEMENT IS PROVIDED FOR FLOOD INSURANCE PURPOSES ONLY AND IS BASED ON CURRENTLY AVAILABLE INFORMATION THAT IS SUBJECT TO CHANGE. IT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE AND (3) SHALL NOT CREATE ANY LIABILITY ON THE PART OF THE SURVEYOR. THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREAS delineated by 100 YEAR FLOOD AS delineated on FLOOD INSURANCE RATE MAP FOR WICHITA FALLS, TEXAS, COMMUNITY PANEL NUMBER _____, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DATED JULY 4, 2005.

LOCATION MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF WICHITA

THE OWNER OF THE PROPERTY AS SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT HEREBY DEDICATES TO THE USES OF THE PUBLIC FOR HIGHWAYS, ALLEYS, PARKS, WATER COURSES (DRAINAGE, EASEMENTS) AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREON EXPRESSED.

THE CITY OF WICHITA FALLS, TEXAS

BY: Darron Leshko, CITY MANAGER

ATTEST: Lydia Osuna, CITY SECRETARY

STATE OF TEXAS
COUNTY OF WICHITA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MR. DARRON LESHKO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED SAME FOR THE PURPOSES AND CONSIDERATIONS THEREON EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF December, 2012.

Lydia Osuna
NOTARY PUBLIC, STATE OF TEXAS

THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF WICHITA FALLS, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO WHICH HIS APPROVAL IS REQUIRED.

David H. H. H.
DIRECTOR OF PUBLIC WORKS

THIS PLAT, "HIGHLAND ADDITION, LOT 3, BLOCK 214-A", HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF WICHITA FALLS, TEXAS, AND IS HEREBY APPROVED.

DATED THIS 19th DAY OF December, 2012.

BY: Martin Littchen, Jr.
DIRECTOR OF COMMUNITY DEVELOPMENT

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL AND ACCURATE FIELD SURVEY OF THE LAND UNDER MY PERSONAL SUPERVISION IN OCTOBER, 2012, AND THAT ALL INFORMATION IS TRUE AND CORRECT; AND THAT ALL MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WICHITA FALLS, TEXAS.

Martin Littchen, Jr.
MARTIN LITTCHEM, JR., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5178

120246-PLAT.DWG 1=50

Deed Restrictions

a) **Allowed Uses on Property.** Residential uses of any kind are prohibited on the property. Property shall be used for commercial purposes only, subject to:

i. The primary use of the property shall be retail-oriented and generate sales taxes as such is defined by Texas Tax Code Section 151.010. Approval of each primary use on the Property not in compliance with this provision 2.a. shall be by majority vote of the City Council;

ii. The following are prohibited uses on the property:

1. Liquor stores
2. Sexually Oriented Businesses
3. Automotive sales, service, or fueling stations
4. Pawn shops
5. Second hand goods stores
6. Payday loan stores
7. Check cashing outlets
8. Title loan businesses

b) **Masonry Construction.** All structures and outbuildings on Property are subject to the following:

i. All structures and outbuildings buildings shall have not less than eighty percent (80%) masonry construction on each exterior wall, excluding doors and windows. Structures do not include sidewalks or parking lots.

ii. For the purposes of the entirety of these deed restrictions, “**masonry**” shall mean and include brick, stone, decorative concrete masonry unit (CMU), or other materials of equal characteristics laid up unit upon unit set and bonded to one another in mortar. Application of said masonry units shall be allowed as a veneer so long as the same standards are met.

iii. Solid waste containers on the property shall be screened on at least three (3) sides by a masonry wall;

iv. Masonry shall remain unpainted upon and in its original state in perpetuity.

c) **Access Points.** Additional driveways from Property onto Lawrence Road or Call Field Road are prohibited and access onto Lawrence Road is limited to the existing mutual access easement.